

081.0

0003

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

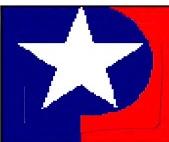
850,100 / 850,100

USE VALUE:

850,100 / 850,100

ASSESSED:

850,100 / 850,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		GORHAM ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SARGENT RUSSELL &amp; MARYANN

Owner 2:

Owner 3:

Street 1: 6 GORHAM STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: JOHNSON KIRK &amp; MELISSA -

Owner 2: -

Street 1: 6 GORHAM STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4700		Sq. Ft.	Site		0	70.	1.19	5									392,701						392,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4700.000			457,400				392,700		850,100							
Total Card							0.108			457,400				392,700		850,100		Entered Lot Size					
Total Parcel							0.108			457,400				392,700		850,100		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		428.48		/Parcel: 428.48		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	457,400	0	4,700.	392,700	850,100		Year end	12/23/2021
2021	101	FV	444,300	0	4,700.	392,700	837,000		Year End Roll	12/10/2020
2020	101	FV	444,300	0	4,700.	392,700	837,000		837,000 Year End Roll	12/18/2019
2019	101	FV	314,400	0	4,700.	398,300	712,700	712,700 Year End Roll		1/3/2019
2018	101	FV	314,400	0	4,700.	297,300	611,700	611,700 Year End Roll		12/20/2017
2017	101	FV	314,400	0	4,700.	269,300	583,700	583,700 Year End Roll		1/3/2017
2016	101	FV	290,700	0	4,700.	258,100	548,800	548,800 Year End		1/4/2016
2015	101	FV	278,000	0	4,700.	218,800	496,800	496,800 Year End Roll		12/11/2014

Parcel ID 081.0-0003-0028.0

16589!

**PRINT**

Date	Time
12/30/21	04:09:59

**LAST REV**

Date	Time
10/14/16	12:03:02

apro

6589

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KIRK &	67185-175		5/2/2016		705,000	No	No		
HESS ROBERT A,	57062-260		6/29/2011	Change>Sale	580,000	No	No		
O'BRIEN DOUGLAS/	33057-356		6/14/2001		334,000	No	No		
HYLAND MICHAEL	26406-69		6/14/1996		185,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/20/2015	69	Redo Bat	17,000					Renovate bath - fi	5/19/2015	Permit Insp	PC	PHIL C
4/18/2012	501	Manual	3,898					replace 2 doors	6/26/2012	Measured	BR	B Rossignol
4/10/2012	347	New Wind	15,728					replace 9 windows	3/25/2009	Entry Denied	197	PATRIOT
4/24/2006	293	Addition	211,316			G7	GR FY07	ADD 2ND STRY W/ 3	12/1/2008	Entry Denied	197	PATRIOT
									7/29/2008	External Ins	BR	B Rossignol
									1/23/2008	Permit Visit	BR	B Rossignol
									1/5/2004	Data Entry	BR	B Rossignol
									1/11/2000	Mailer Sent		
									1/11/2000	Measured	264	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>												
Type: 05 - Garrison	2	Rating: Very Good	A Bath:	Rating:	Changed oil to gas heat per phone call from owner..																
Sty Ht: 2A - 2 Sty +Attic			3/4 Bath:	Rating:																	
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:																	
Foundation: 1 - Concrete			1/2 Bath:	Rating:																	
Frame: 1 - Wood			A HBth:	Rating:																	
Prime Wall: 1 - Wood Shingle			OthrFix:	Rating:																	
Sec Wall:	%																				
Roof Struct: 1 - Gable			<b>RESIDENTIAL GRID</b>																		
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1																
Color: GRAY			A Kits:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:			Frl:	Rating:																	
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:	Other																
Grade: C+ - Average (+)			<b>CONDO INFORMATION</b>																		
Year Blt: 1951	Eff Yr Blt:		Location:		Upper																
Alt LUC:	Alt %:		Total Units:		Lvl 2																
Jurisdct: G16	Fact: .		Floor:		Lvl 1																
Const Mod:			% Own:		Lower																
Lump Sum Adj:			Name:		Totals	RMS: 7	BRs: 3	Baths: 2	HB												
<b>INTERIOR INFORMATION</b>																					
Avg Ht/FL: STD			<b>DEPRECIATION</b>		<b>REMODELING</b>		<b>RES BREAKDOWN</b>														
Prim Int Wal 1 - Drywall			Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL												
Sec Int Wall:	%		Functional:		Interior:	1	7	3													
Partition: T - Typical			Economic:		Additions:																
Prim Floors: 3 - Hardwood			Special:		Kitchen:																
Sec Floors:	%		Override:		Baths:																
Bsmnt Flr: 12 - Concrete			Total:	10.8 %	Plumbing:																
Subfloor:					Electric:																
Bsmnt Gar:					Heating:																
Electric: 3 - Typical					General:																
Insulation: 2 - Typical																					
Int vs Ext:																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>			Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>																					
<b>PARCEL ID</b> 081.0-0003-0028.0															<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									